N 1/2 OF LOT 239
IN OR 1691/31
DECLARATION CVNTS & RSTR

PARKER SUSAN LORI & CHARLIE S
434 TARPON AVE APT B
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0239-00B0

BUILDING CHARACTERISTICS

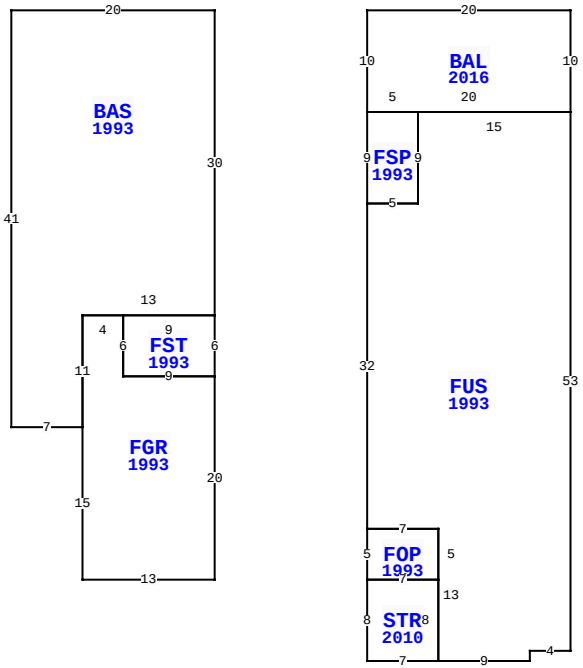
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	200	15	30	2,881
BAS	677	100	677	65,013
FGR	284	55	156	14,981
FOP	35	30	10	960
FSP	45	40	18	1,728
FST	54	55	30	2,881
FUS	940	100	940	90,269
STR	56	10	6	576
TOTALS	2,291		1,867	179,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,867	114.2190	108.51	202,588	1992	2000	0	0	0	11.50	88.50

1 TOWNHOUSE - 100% - 2018 Heated Area: 1617 HX Base Yr 2018



434 TARPON AV B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1992	1992	3	64	1,664	
2	0855	CONC PAVER	0	100	0	0	25.00	SF	10.00	10.00	100	2010	2010	3	91	228	
3	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	1992	1992	3	64	125	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,290
TOTAL MARKET OB/XF VALUE		2,017
TOTAL LAND VALUE - MARKET		198,750
TOTAL MARKET VALUE		380,057
SOH/AGL Deduction		108,013
ASSESSED VALUE		272,044
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,044
TOTAL JUST VALUE		380,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160392	DECK	3,124	02/15/2016
20120903	H/AC	3,400	05/18/2012
20040681	REPAIR WOOD ROT &	2,000	04/07/2004
20020726	H/AC	3,000	04/25/2002
20020456	REROOF	4,000	03/18/2002
B969724	REPAIR/RRF	5,000	08/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1691/0031	7/27/2010	WD	Q	I	01	276,500
GRANTOR: GOLSON COBB M III						
GRANTEE: PARKER SUSAN LORI &						
0815/0356	12/01/1997	WD	Q	I		115,500
GRANTOR: JORDAN RICHARD E III						
GRANTEE: GOLSON COBB M III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S41 E7 FGR=[YR=1993] S15 E13 N20
FST=[YR=1993] N6 W9 S6 E9 $ W9 N6 W4 S11 $ N11 E13 N30 $ PTR=
E15 BAL=[YR=2016] E20 S10 FUS=[YR=1993] S53 W4 S1
W9STR=[YR=2010] W7N8 FOP=[YR=1993] N5E7S5W7$E7S8$ N13W7 N32
FSP=[YR=1993] N9 E5 S9 W5$ E5 N9 E15$ W20 N10$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,017

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,300.00	7,950.00	198,750							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750 PRINTED 08/06/2024 BY SYS